HOUSING NOW TABLES
Montréal CMA

Date Released: September 2018

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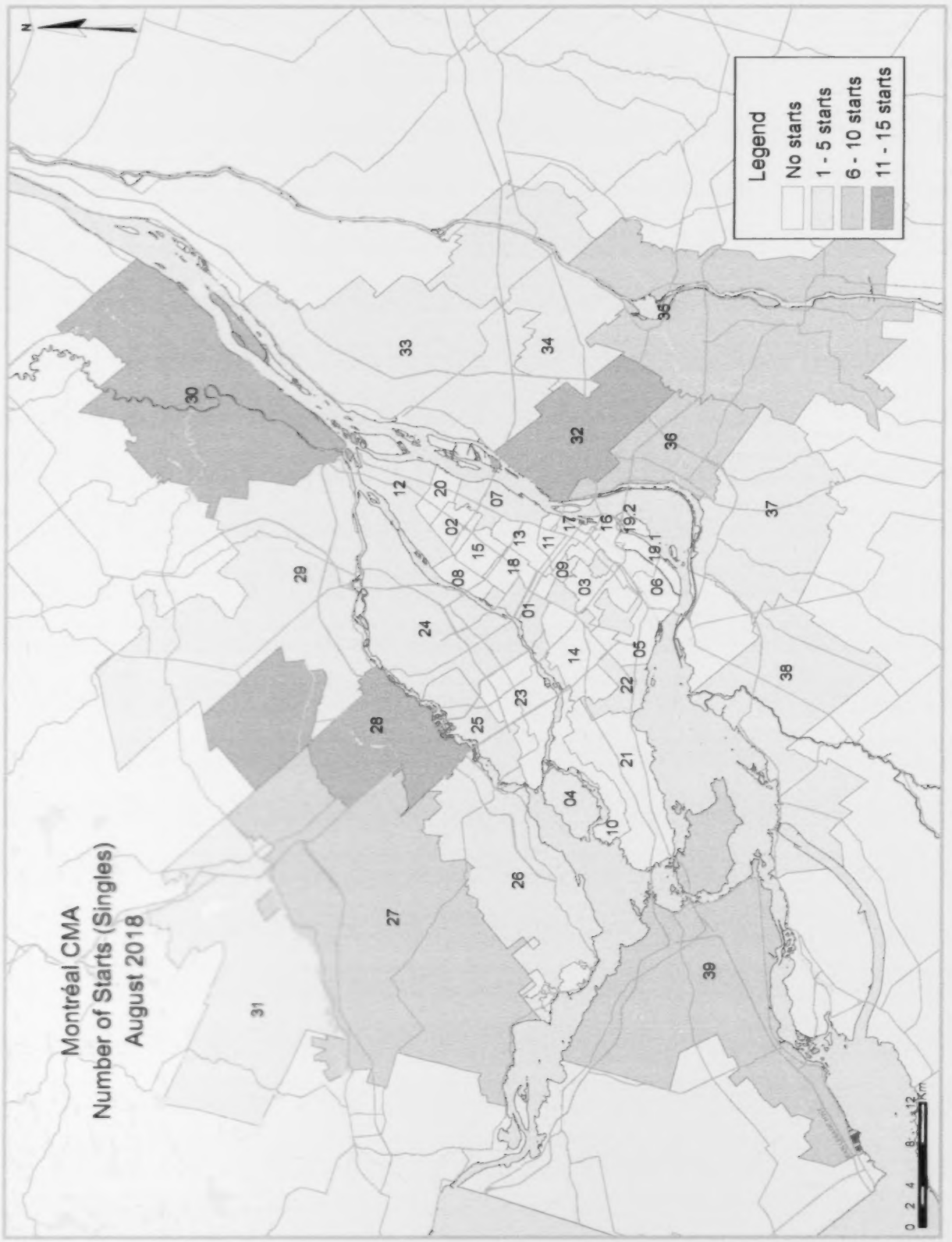
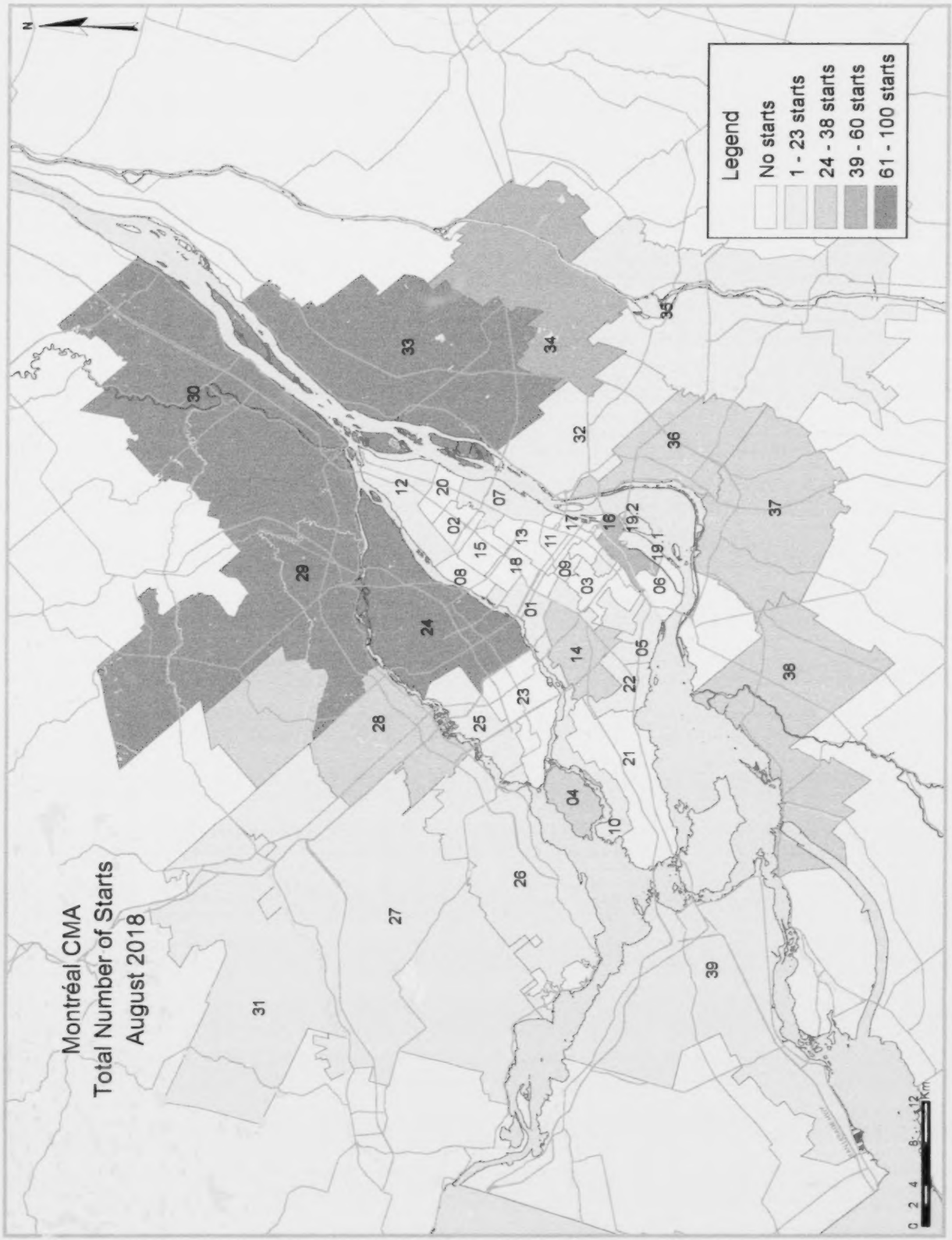
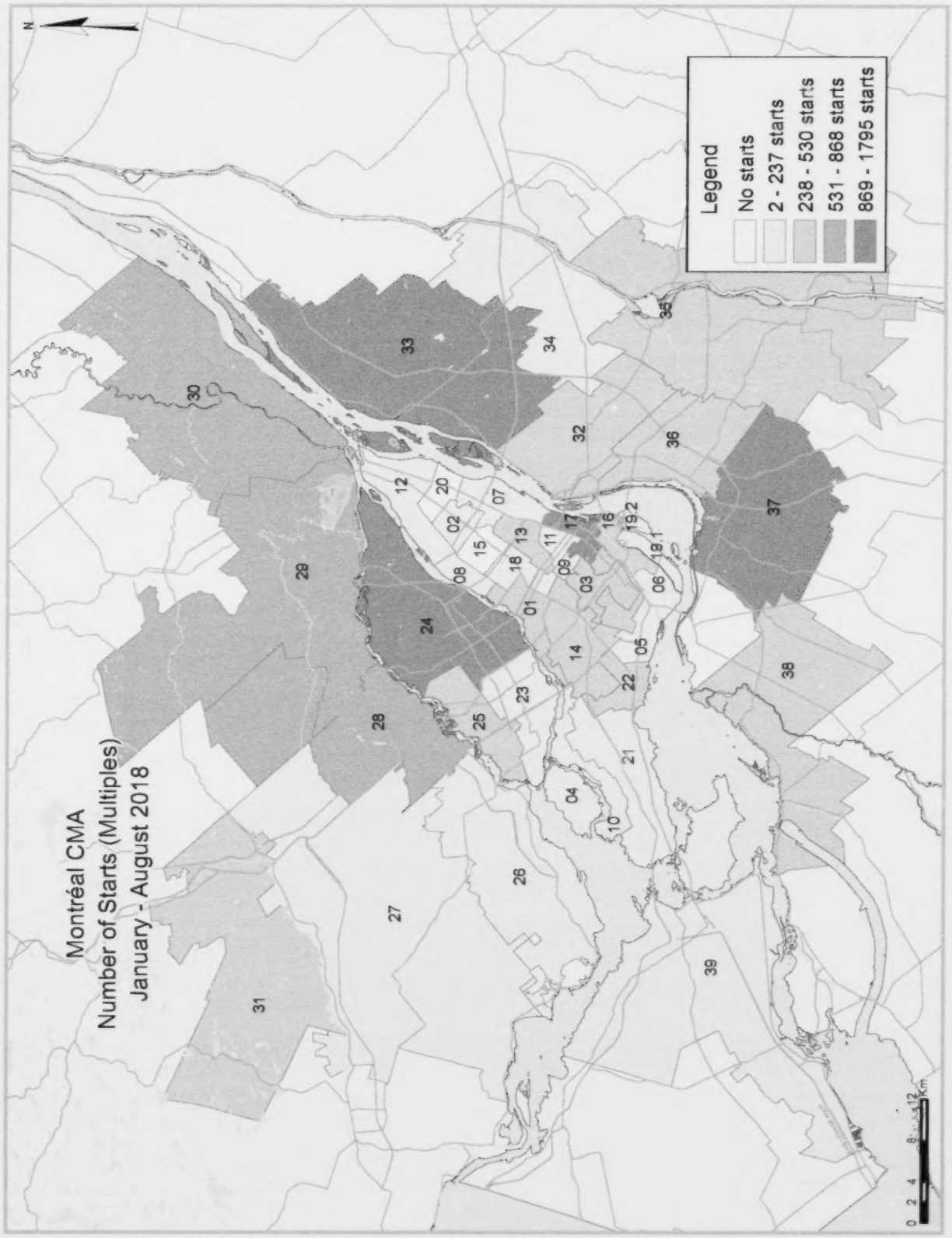
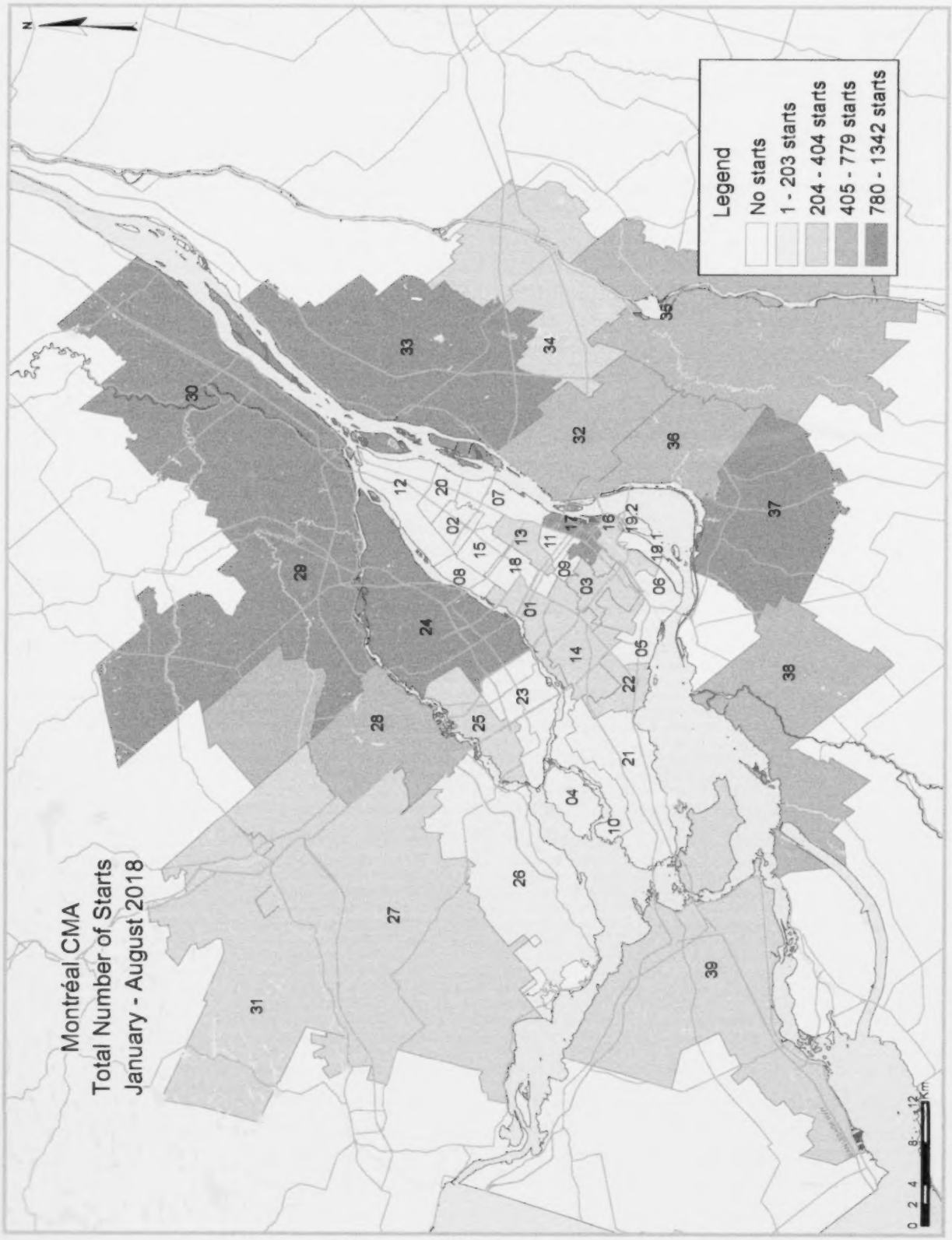
Montréal CMA
Total Number of Starts (Multiples)
August 2018
Legend
No starts
2 - 78 starts
79 - 91 starts
92 - 97 starts
N
0 2 4 8 12 Km


Montréal CMA
Number of Starts (Singles)
August 2018
Legend
No starts
1 - 5 starts
6 - 10 starts
11 - 15 starts
N
0 2 4 8 12 km


Montréal CMA
Total Number of Starts
August 2018
Legend
No starts
1 - 23 starts
24 - 38 starts
39 - 60 starts
61 - 100 starts
N
0 2 4 8 12 Km


Montréal CMA
Number of Starts (Multiples)
January - August 2018
Legend
No starts
2 - 237 starts
238 - 530 starts
531 - 868 starts
869 - 1795 starts
N
0 2 4 8 12 Km

Montréal CMA
Number of Starts (Singles)
January - August 2018
Legend
No starts
1 - 150 starts
50 - 118 starts
119 - 203 starts
N
0 2 4 8 12 Km


Montréal CMA
Total Number of Starts
January - August 2018
Legend
No starts
1 - 203 starts
204 - 404 starts
405 - 779 starts
780 - 1342 starts
N
0 2 4 8 12 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Montreal CMA[1]	July 2018	August 2018
Trend[2]	25,102	22,566
SAAR	18,009	11,734
	August 2017	August 2018
Actual		
August - Single-Detached	189	127
August - Multiples	941	798
August - Total	1,130	925
January to August - Single-Detached	1,743	1,643
January to August - Multiples	11,020	12,863
January to August - Total	12,763	14,506

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	127	28	85	0	3	197	0	485	925
August 2017	189	28	84	0	76	141	0	612	1,130
% Change	-32.8	0.0	1.2	n/a	-96.1	39.7	n/a	-20.8	-18.1
Year-to-date 2018	1,643	538	806	0	106	4,876	4	6,533	14,506
Year-to-date 2017	1,743	550	601	0	257	4,188	32	5,133	12,763
% Change	-5.7	-2.2	34.1	n/a	-58.8	16.4	-87.5	27.3	13.7
UNDER CONSTRUCTION									
August 2018	1,111	316	690	0	202	10,136	3	11,161	23,829
August 2017	1,092	370	543	0	359	8,117	7	8,024	18,881
% Change	1.7	-14.6	27.1	n/a	-43.7	24.9	-57.1	39.1	26.2
COMPLETIONS									
August 2018	180	92	94	0	15	452	1	549	1,383
August 2017	255	62	119	0	34	974	11	1,325	2,780
% Change	-29.4	48.4	-21.0	n/a	-55.9	-53.6	-90.9	-58.6	-50.3
Year-to-date 2018	1,595	570	794	0	197	4,898	15	5,493	13,813
Year-to-date 2017	1,655	532	626	0	290	4,397	49	5,473	13,043
% Change	-3.6	7.1	26.8	n/a	-32.1	11.4	-69.4	0.4	5.9
COMPLETED & NOT ABSORBED									
August 2018	199	133	180	0	51	1,640	n/a	n/a	2,203
August 2017	230	152	204	0	66	1,575	n/a	n/a	2,227
% Change	-13.5	-12.5	-11.8	n/a	-22.7	4.1	n/a	n/a	-1.1
ABSORBED									
August 2018	191	90	111	0	17	502	n/a	n/a	911
August 2017	277	69	131	0	39	960	n/a	n/a	1,476
% Change	-31.0	30.4	-15.3	n/a	-56.4	-47.7	n/a	n/a	-38.3
Year-to-date 2018	1,644	612	839	0	227	4,786	n/a	n/a	8,108
Year-to-date 2017	1,706	543	629	0	326	4,877	n/a	n/a	8,081
% Change	-3.6	12.7	33.4	n/a	-30.4	-1.9	n/a	n/a	0.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
August 2018	9	0	41	0	0	133	0	11	194
August 2017	11	2	22	0	44	80	0	451	610
Laval									
August 2018	9	2	0	0	0	0	0	92	103
August 2017	16	2	0	0	0	0	0	9	27
North Shore									
August 2018	56	12	14	0	0	33	0	150	265
August 2017	85	12	41	0	8	27	0	70	243
South Shore									
August 2018	39	12	22	0	3	31	0	214	321
August 2017	50	12	9	0	24	34	0	76	205
Vaudreuil-Soulanges									
August 2018	14	2	8	0	0	0	0	18	42
August 2017	27	0	12	0	0	0	0	6	45
Montréal CMA									
August 2018	127	28	85	0	3	197	0	485	925
August 2017	189	28	84	0	76	141	0	612	1,130
UNDER CONSTRUCTION									
Island of Montréal									
August 2018	139	54	191	0	122	7,088	0	4,742	12,546
August 2017	88	46	80	0	179	5,485	0	3,864	10,111
Laval									
August 2018	68	12	30	0	0	1,119	0	1,017	2,246
August 2017	85	12	58	0	0	679	0	550	1,384
North Shore									
August 2018	432	52	211	0	0	832	0	1,757	3,284
August 2017	415	68	199	0	39	652	6	1,065	2,444
South Shore									
August 2018	339	174	179	0	76	1,014	1	3,571	5,354
August 2017	387	208	142	0	112	1,145	1	2,452	4,447
Vaudreuil-Soulanges									
August 2018	133	24	79	0	4	83	2	74	399
August 2017	117	36	64	0	29	156	0	93	495
Montréal CMA									
August 2018	1,111	316	690	0	202	10,136	3	11,161	23,829
August 2017	1,092	370	543	0	359	8,117	7	8,024	18,881

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
August 2018	12	16	14	0	0	293	0	40	375
August 2017	5	2	10	0	15	450	0	169	651
Laval									
August 2018	10	2	12	0	0	0	0	67	91
August 2017	16	8	3	0	0	370	0	214	611
North Shore									
August 2018	96	20	45	0	0	75	0	157	393
August 2017	135	16	59	0	4	74	1	83	372
South Shore									
August 2018	52	48	23	0	15	84	1	279	502
August 2017	78	36	43	0	15	80	10	859	1,121
Vaudreuil-Soulanges									
August 2018	10	6	0	0	0	0	0	6	22
August 2017	21	0	4	0	0	0	0	0	25
Montréal CMA									
August 2018	180	92	94	0	15	452	1	549	1,383
August 2017	255	62	119	0	34	974	11	1,325	2,780
COMPLETED & NOT ABSORBED									
Island of Montréal									
August 2018	4	10	6	0	4	186	n/a	n/a	210
August 2017	10	7	18	0	14	416	n/a	n/a	465
Laval									
August 2018	29	9	16	0	0	543	n/a	n/a	597
August 2017	23	18	17	0	3	282	n/a	n/a	343
North Shore									
August 2018	105	66	120	0	23	537	n/a	n/a	851
August 2017	118	59	111	0	29	558	n/a	n/a	875
South Shore									
August 2018	45	40	13	0	21	309	n/a	n/a	428
August 2017	59	63	39	0	15	250	n/a	n/a	426
Vaudreuil-Soulanges									
August 2018	16	8	25	0	3	65	n/a	n/a	117
August 2017	20	5	19	0	5	69	n/a	n/a	118
Montréal CMA									
August 2018	199	133	180	0	51	1,640	n/a	n/a	2,203
August 2017	230	152	204	0	66	1,575	n/a	n/a	2,227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
August 2018	13	13	12	0	3	245	n/a	n/a	286
August 2017	4	3	10	0	12	480	n/a	n/a	509
Laval									
August 2018	15	2	14	0	0	47	n/a	n/a	78
August 2017	21	8	4	0	1	248	n/a	n/a	282
North Shore									
August 2018	92	22	52	0	1	81	n/a	n/a	248
August 2017	145	20	70	0	5	105	n/a	n/a	345
South Shore									
August 2018	54	45	24	0	11	119	n/a	n/a	253
August 2017	84	38	35	0	19	104	n/a	n/a	280
Vaudreuil-Soulanges									
August 2018	17	8	9	0	2	10	n/a	n/a	46
August 2017	23	0	12	0	2	23	n/a	n/a	60
Montréal CMA									
August 2018	191	90	111	0	17	502	n/a	n/a	911
August 2017	277	69	131	0	39	960	n/a	n/a	1,476

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,771	812	1,057	0	299	9,164	32	10,270	24,756
% Change	10.9	-1.5	27.0	n/a	-22.5	43.7	23.1	53.8	38.8
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Zone 1	1	0	0	0	0	0	0	2	1	2	-50.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	130	0	130	-100.0
Zone 4	2	0	0	0	0	0	24	0	26	0	n/a
Zone 5	0	0	0	0	0	12	3	0	3	12	-75.0
Zone 6	0	2	0	0	0	9	0	0	0	11	-100.0
Zone 7	3	0	0	2	0	0	8	3	11	5	120.0
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	2	0	0	12	7	0	66	12	75	-84.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	1	3	0	0	0	14	16	0	17	17	0.0
Zone 13	0	0	0	0	0	5	0	12	0	17	-100.0
Zone 14	0	1	0	0	24	0	0	0	24	1	**
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	3	86	0	86	3	**
Zone 17	0	0	0	0	0	0	0	297	0	297	-100.0
Zone 18	0	0	0	0	0	0	0	11	0	11	-100.0
Zone 19.1	0	1	0	0	0	0	7	12	7	13	-46.2
Zone 19.2	0	0	0	0	0	5	0	0	0	5	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	1	0	0	5	4	0	0	7	5	40.0
Zone 22	0	1	0	0	0	5	0	0	0	6	-100.0
Zone 23	1	1	0	0	0	0	92	0	93	1	**
Zone 24	4	6	2	0	0	0	0	0	6	6	0.0
Zone 25	4	9	0	2	0	0	0	9	4	20	-80.0
Zone 26	6	15	0	6	0	6	9	1	15	28	-46.4
Zone 27	15	12	2	2	6	5	7	10	30	29	3.4
Zone 28	4	9	2	0	4	20	90	9	100	38	163.2
Zone 29	14	23	2	2	4	8	73	73	93	106	-12.3
Zone 30	5	9	6	0	0	8	0	1	11	18	-38.9
Zone 31	12	17	0	2	0	0	4	5	16	24	-33.3
Zone 32	2	4	4	0	6	3	87	26	99	33	200.0
Zone 33	2	1	6	0	0	0	81	0	89	1	**
Zone 34	9	8	0	2	0	0	0	5	9	15	-40.0
Zone 35	10	19	0	0	0	0	28	27	38	46	-17.4
Zone 36	4	6	0	6	8	0	26	34	38	46	-17.4
Zone 37	3	4	0	4	11	28	23	14	37	50	-26.0
Zone 38	9	8	2	0	0	0	0	6	11	14	-21.4
Zone 39	14	27	2	0	8	12	18	6	42	45	-6.7
Montréal CMA	127	189	28	28	88	154	682	759	925	1,130	-18.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	7	0	2	4	0	0	338	577	347	581	-40.3
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	1	0	0	0	0	270	189	270	190	42.1
Zone 4	16	8	2	0	0	0	24	0	42	8	**
Zone 5	0	0	0	0	10	12	7	59	17	71	-76.1
Zone 6	1	2	4	0	32	21	126	150	163	173	-5.8
Zone 7	23	4	6	8	5	0	142	190	176	202	-12.9
Zone 8	2	1	2	4	3	0	10	4	17	9	88.9
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	3	4	8	4	12	15	127	92	150	115	30.4
Zone 11	0	0	0	0	18	4	18	97	36	101	-64.4
Zone 12	17	16	14	14	7	14	79	187	117	231	-49.4
Zone 13	2	0	2	0	0	9	315	90	319	99	**
Zone 14	14	10	0	10	54	18	244	26	312	64	**
Zone 15	2	2	0	0	0	10	0	154	2	166	-98.8
Zone 16	0	3	0	0	8	3	340	185	348	191	82.2
Zone 17	0	0	0	0	5	30	1,790	1,724	1,795	1,754	2.3
Zone 18	3	1	0	0	0	0	178	123	181	124	46.0
Zone 19.1	3	1	2	0	0	0	17	122	22	123	-82.1
Zone 19.2	1	0	0	0	0	9	0	0	1	9	-88.9
Zone 20	0	0	0	0	0	0	3	0	3	0	n/a
Zone 21	23	8	2	2	43	8	213	32	281	50	**
Zone 22	6	6	0	2	7	22	0	241	13	271	-95.2
Zone 23	25	31	4	2	0	8	865	499	894	540	65.6
Zone 24	34	43	8	2	32	28	225	39	299	112	167.0
Zone 25	26	41	8	32	28	20	96	24	158	117	35.0
Zone 26	119	90	50	26	15	14	88	111	272	241	12.9
Zone 27	152	174	48	38	83	93	400	318	683	623	9.6
Zone 28	96	87	18	4	76	53	590	136	780	280	178.6
Zone 29	203	200	26	44	72	92	674	963	975	1,299	-24.9
Zone 30	53	74	8	10	36	22	194	124	291	230	26.5
Zone 31	128	144	12	18	11	5	254	345	405	512	-20.9
Zone 32	38	62	46	20	48	52	1,210	956	1,342	1,090	23.1
Zone 33	52	61	38	6	0	0	153	370	243	437	-44.4
Zone 34	70	63	0	2	8	50	391	180	469	295	59.0
Zone 35	163	214	98	120	30	17	317	224	608	575	5.7
Zone 36	83	86	26	50	42	74	1,111	414	1,262	624	102.2
Zone 37	36	27	58	60	102	60	221	458	417	605	-31.1
Zone 38	51	67	10	32	20	14	123	89	204	202	1.0
Zone 39	191	212	38	36	66	85	219	116	514	449	14.5
Montréal CMA	1,643	1,743	542	550	873	862	11,448	9,608	14,506	12,763	13.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Zone 1	0	0	0	0	0	2	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	130
Zone 4	0	0	0	0	24	0	0	0
Zone 5	0	12	0	0	0	0	3	0
Zone 6	0	9	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	8	3
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	7	0	0	0	0	0	66
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	14	0	0	16	0	0	0
Zone 13	0	5	0	0	0	12	0	0
Zone 14	24	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	3	0	0	86	0	0	0
Zone 17	0	0	0	0	0	49	0	248
Zone 18	0	0	0	0	0	7	0	4
Zone 19.1	0	0	0	0	7	12	0	0
Zone 19.2	0	5	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	4	0	0	0	0	0	0
Zone 22	0	5	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	92	0
Zone 24	0	0	0	0	0	0	0	0
Zone 25	0	0	0	0	0	0	0	9
Zone 26	0	6	0	0	0	0	9	1
Zone 27	6	5	0	0	0	6	7	4
Zone 28	4	20	0	0	15	0	75	9
Zone 29	4	8	0	0	18	23	55	50
Zone 30	0	8	0	0	0	0	0	1
Zone 31	0	0	0	0	0	0	4	5
Zone 32	6	3	0	0	4	0	83	26
Zone 33	0	0	0	0	0	0	81	0
Zone 34	0	0	0	0	0	0	0	5
Zone 35	0	0	0	0	0	12	28	15
Zone 36	8	0	0	0	23	10	3	24
Zone 37	11	28	0	0	4	14	19	0
Zone 38	0	0	0	0	0	0	0	6
Zone 39	8	12	0	0	0	0	18	6
Montréal CMA	88	154	0	0	197	147	485	612

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	3	31	335	498
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	257	0	13	189
Zone 4	0	0	0	0	24	0	0	0
Zone 5	10	12	0	0	0	59	7	0
Zone 6	32	21	0	0	126	142	0	8
Zone 7	5	0	0	0	84	140	58	32
Zone 8	3	0	0	0	0	0	10	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	12	15	0	0	0	26	127	66
Zone 11	18	4	0	0	10	60	8	37
Zone 12	7	14	0	0	64	103	15	15
Zone 13	0	9	0	0	296	36	19	54
Zone 14	54	18	0	0	146	26	98	0
Zone 15	0	10	0	0	0	0	0	154
Zone 16	8	3	0	0	118	177	222	8
Zone 17	5	30	0	0	1,510	1,380	280	274
Zone 18	0	0	0	0	140	35	38	34
Zone 19.1	0	0	0	0	17	94	0	28
Zone 19.2	0	9	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	3	0
Zone 21	43	8	0	0	213	0	0	32
Zone 22	7	22	0	0	0	112	0	129
Zone 23	0	8	0	0	106	136	759	363
Zone 24	32	28	0	0	194	18	31	21
Zone 25	28	20	0	0	44	12	52	12
Zone 26	15	14	0	0	53	76	35	35
Zone 27	83	93	0	0	45	154	355	164
Zone 28	76	53	0	0	335	54	255	82
Zone 29	72	92	0	0	130	318	544	645
Zone 30	36	22	0	0	99	43	95	81
Zone 31	11	5	0	0	11	22	243	323
Zone 32	48	49	0	3	253	297	957	659
Zone 33	0	0	0	0	10	57	143	313
Zone 34	8	46	0	4	42	110	349	70
Zone 35	30	13	0	4	110	47	207	177
Zone 36	42	74	0	0	156	206	955	208
Zone 37	102	46	0	14	79	150	142	308
Zone 38	20	7	0	7	48	16	75	73
Zone 39	66	85	0	0	117	79	102	37
Montréal CMA	873	830	0	32	4,915	4,216	6,533	5,133

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Zone 1	1	2	0	0	0	0	1	2
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	130	0	130
Zone 4	2	0	24	0	0	0	26	0
Zone 5	0	6	0	6	3	0	3	12
Zone 6	0	11	0	0	0	0	0	11
Zone 7	3	2	0	0	8	3	11	5
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	2	0	7	0	66	12	75
Zone 11	0	0	0	0	0	0	0	0
Zone 12	1	3	16	14	0	0	17	17
Zone 13	0	0	0	17	0	0	0	17
Zone 14	24	1	0	0	0	0	24	1
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	86	3	0	0	86	3
Zone 17	0	0	0	49	0	248	0	297
Zone 18	0	0	0	7	0	4	0	11
Zone 19.1	0	1	7	12	0	0	7	13
Zone 19.2	0	0	0	5	0	0	0	5
Zone 20	0	0	0	0	0	0	0	0
Zone 21	7	1	0	4	0	0	7	5
Zone 22	0	6	0	0	0	0	0	6
Zone 23	1	1	0	0	92	0	93	1
Zone 24	6	6	0	0	0	0	6	6
Zone 25	4	11	0	0	0	9	4	20
Zone 26	6	27	0	0	9	1	15	28
Zone 27	23	19	0	6	7	4	30	29
Zone 28	10	29	15	0	75	9	100	38
Zone 29	20	35	18	21	55	50	93	106
Zone 30	11	9	0	8	0	1	11	18
Zone 31	12	19	0	0	4	5	16	24
Zone 32	9	7	7	0	83	26	99	33
Zone 33	8	1	0	0	81	0	89	1
Zone 34	9	10	0	0	0	5	9	15
Zone 35	10	19	0	12	28	15	38	46
Zone 36	12	14	23	8	3	24	38	46
Zone 37	14	12	4	38	19	0	37	50
Zone 38	11	8	0	0	0	6	11	14
Zone 39	24	39	0	0	18	6	42	45
Montréal CMA	240	301	200	217	485	612	925	1,130

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	9	6	3	29	335	498	347	581
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	1	257	0	13	189	270	190
Zone 4	18	8	24	0	0	0	42	8
Zone 5	0	6	10	65	7	0	17	71
Zone 6	39	11	124	154	0	8	163	173
Zone 7	34	12	84	140	58	32	176	202
Zone 8	7	5	0	0	10	4	17	9
Zone 9	0	0	75	0	1	0	76	0
Zone 10	23	8	0	41	127	66	150	115
Zone 11	2	0	26	64	8	37	36	101
Zone 12	38	32	64	115	15	15	117	231
Zone 13	8	0	292	45	19	54	319	99
Zone 14	68	31	146	33	98	0	312	64
Zone 15	2	12	0	0	0	154	2	166
Zone 16	0	3	126	180	222	8	348	191
Zone 17	7	0	1,508	1,410	280	274	1,795	1,754
Zone 18	5	1	138	35	38	34	181	124
Zone 19.1	5	1	17	94	0	28	22	123
Zone 19.2	1	0	0	9	0	0	1	9
Zone 20	0	0	0	0	3	0	3	0
Zone 21	59	10	222	8	0	32	281	50
Zone 22	13	30	0	112	0	129	13	271
Zone 23	29	41	106	136	759	363	894	540
Zone 24	74	75	194	16	31	21	299	112
Zone 25	62	93	44	12	52	12	158	117
Zone 26	184	132	53	74	35	35	272	241
Zone 27	283	305	45	154	355	164	683	623
Zone 28	194	144	331	54	255	82	780	280
Zone 29	306	324	125	330	544	645	975	1,299
Zone 30	103	98	93	51	95	81	291	230
Zone 31	153	167	9	22	243	323	405	512
Zone 32	115	127	270	301	957	662	1,342	1,090
Zone 33	90	67	10	57	143	313	243	437
Zone 34	74	80	46	141	349	74	469	295
Zone 35	293	346	108	48	207	181	608	575
Zone 36	153	212	154	204	955	208	1,262	624
Zone 37	160	103	115	180	142	322	417	605
Zone 38	87	99	42	23	75	80	204	202
Zone 39	287	304	121	108	106	37	514	449
Montréal CMA	2,987	2,894	4,982	4,445	6,537	5,165	14,506	12,763

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	2	0	0	0	0	0	3	0	5	-100.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	5	142	8	142	13	**
Zone 7	3	0	4	0	0	0	95	21	102	21	**
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	2	0	0	0	12	0	14	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	5	2	2	0	3	0	20	0	30	2	**
Zone 13	0	0	0	0	0	6	11	0	11	6	83.3
Zone 14	0	0	4	0	6	6	0	0	10	6	66.7
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	1	0	0	0	0	26	0	26	1	**
Zone 17	0	0	0	0	0	4	0	554	0	558	-100.0
Zone 18	0	0	0	0	0	0	24	24	24	24	0.0
Zone 19.1	0	0	2	0	0	0	0	9	2	9	-77.8
Zone 19.2	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 20	0	0	0	0	0	0	3	0	3	0	n/a
Zone 21	3	0	0	2	0	0	0	0	3	2	50.0
Zone 22	1	0	0	0	5	0	0	0	6	0	n/a
Zone 23	4	3	0	0	0	0	35	162	39	165	-76.4
Zone 24	5	6	0	0	12	3	32	373	49	382	-87.2
Zone 25	1	7	2	8	0	0	0	49	3	64	-95.3
Zone 26	12	17	6	14	0	16	14	23	32	70	-54.3
Zone 27	17	15	4	0	8	15	7	9	36	39	-7.7
Zone 28	13	15	0	0	18	8	92	31	123	54	127.8
Zone 29	31	48	6	2	14	19	66	74	117	143	-18.2
Zone 30	6	13	0	0	5	3	3	10	14	26	-46.2
Zone 31	17	28	4	0	0	0	50	12	71	40	77.5
Zone 32	5	5	6	2	18	9	75	95	104	111	-6.3
Zone 33	8	5	0	0	0	0	1	12	9	17	-47.1
Zone 34	11	15	0	0	0	7	53	18	64	40	60.0
Zone 35	14	28	20	18	4	11	49	53	87	110	-20.9
Zone 36	9	14	8	2	8	28	170	698	195	742	-73.7
Zone 37	3	3	14	14	6	3	12	55	35	75	-53.3
Zone 38	3	8	0	0	0	10	5	8	8	26	-69.2
Zone 39	10	21	6	0	0	4	6	0	22	25	-12.0
Montréal CMA	181	256	92	62	107	161	1,003	2,301	1,383	2,780	-50.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	3	2	0	0	0	43	4	47	7	**
Zone 2	0	0	2	0	0	0	0	3	2	3	-33.3
Zone 3	2	2	0	0	0	0	308	181	310	183	69.4
Zone 4	16	20	6	0	0	0	3	3	25	23	8.7
Zone 5	0	3	0	0	24	0	61	22	85	25	**
Zone 6	1	0	0	0	39	42	193	305	233	347	-32.9
Zone 7	8	2	8	24	0	12	248	216	264	254	3.9
Zone 8	3	1	0	4	0	0	4	20	7	25	-72.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	5	2	4	0	0	4	78	0	87	6	**
Zone 11	0	0	0	0	4	0	124	27	128	27	**
Zone 12	13	15	16	18	17	3	208	109	254	145	75.2
Zone 13	1	0	0	0	5	10	374	106	380	116	**
Zone 14	7	7	10	0	41	48	96	96	154	151	2.0
Zone 15	2	6	0	0	5	0	0	0	7	6	16.7
Zone 16	1	3	0	0	6	0	125	32	132	35	**
Zone 17	0	0	0	0	0	7	1,920	2,017	1,920	2,024	-5.1
Zone 18	0	0	0	0	0	0	126	127	126	127	-0.8
Zone 19.1	2	1	4	0	0	0	104	27	110	28	**
Zone 19.2	0	0	0	0	5	9	0	194	5	203	-97.5
Zone 20	0	0	0	0	0	0	9	12	9	12	-25.0
Zone 21	14	16	2	2	9	25	138	4	163	47	**
Zone 22	8	9	2	0	36	41	159	24	205	74	177.0
Zone 23	29	29	2	2	18	21	777	278	826	330	150.3
Zone 24	30	43	4	4	12	30	198	542	244	619	-60.6
Zone 25	24	33	8	32	22	11	42	70	96	146	-34.2
Zone 26	117	65	50	46	28	35	159	478	354	624	-43.3
Zone 27	148	148	38	16	74	71	460	246	720	481	49.7
Zone 28	111	90	18	2	71	30	281	369	481	491	-2.0
Zone 29	199	216	30	54	82	86	569	513	880	869	1.3
Zone 30	50	63	0	8	46	28	127	105	223	204	9.3
Zone 31	118	129	18	16	14	15	369	483	519	643	-19.3
Zone 32	44	65	44	38	63	64	949	459	1,100	626	75.7
Zone 33	48	62	12	12	15	15	342	89	417	178	134.3
Zone 34	82	58	8	2	27	59	213	209	330	328	0.6
Zone 35	168	195	106	92	21	32	319	260	614	579	6.0
Zone 36	87	73	48	36	66	40	539	1,013	740	1,162	-36.3
Zone 37	36	36	72	76	74	44	600	129	782	285	174.4
Zone 38	41	62	16	24	29	19	119	88	205	193	6.2
Zone 39	181	200	46	30	104	135	298	1,052	629	1,417	-55.6
Montréal CMA	1,598	1,657	576	538	957	936	10,682	9,912	13,813	13,043	5.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	3	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	5	0	0	142	0	0	8
Zone 8	0	0	0	0	95	21	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	12	0	0	0
Zone 12	3	0	0	0	0	0	0	0
Zone 13	0	6	0	0	0	0	20	0
Zone 14	6	6	0	0	4	0	7	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	4	0	0	20	0	6	0
Zone 18	0	0	0	0	0	418	0	136
Zone 19.1	0	0	0	0	20	8	4	16
Zone 19.2	0	4	0	0	0	0	0	9
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	3	0
Zone 22	5	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	12	3	0	0	0	370	35	162
Zone 25	0	0	0	0	0	0	32	3
Zone 26	0	16	0	0	0	18	0	49
Zone 27	8	15	0	0	0	0	14	5
Zone 28	18	8	0	0	67	12	7	9
Zone 29	14	19	0	0	8	43	25	19
Zone 30	5	3	0	0	0	0	58	31
Zone 31	0	0	0	0	0	3	3	10
Zone 32	18	6	0	3	27	10	50	9
Zone 33	0	0	0	0	0	12	48	85
Zone 34	0	7	0	0	0	6	1	0
Zone 35	4	11	0	0	25	17	53	12
Zone 36	8	28	0	0	32	17	24	36
Zone 37	6	3	0	0	0	18	138	681
Zone 38	0	3	0	7	2	0	12	37
Zone 39	0	4	0	0	0	0	3	8
Montréal CMA	107	151	0	10	454	976	549	1,325

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	3	3	40	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	188	0	120	181
Zone 4	0	0	0	0	0	3	3	0
Zone 5	24	0	0	0	51	6	10	16
Zone 6	39	42	0	0	142	158	51	147
Zone 7	0	12	0	0	160	134	70	75
Zone 8	0	0	0	0	0	20	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	12	0	66	0
Zone 11	4	0	0	0	109	15	15	12
Zone 12	17	3	0	0	80	52	35	57
Zone 13	5	10	0	0	58	95	316	11
Zone 14	41	48	0	0	50	96	46	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	6	0	0	0	100	7	25	25
Zone 17	0	7	0	0	1,166	1,609	668	394
Zone 18	0	0	0	0	37	53	35	74
Zone 19.1	0	0	0	0	85	18	19	9
Zone 19.2	5	9	0	0	0	194	0	0
Zone 20	0	0	0	0	6	0	3	12
Zone 21	9	25	0	0	0	4	138	0
Zone 22	36	41	0	0	159	24	0	0
Zone 23	18	21	0	0	557	83	220	195
Zone 24	12	30	0	0	145	442	53	100
Zone 25	22	11	0	0	42	0	0	70
Zone 26	25	35	3	0	93	97	66	381
Zone 27	71	71	3	0	185	82	275	164
Zone 28	71	30	0	0	159	131	122	238
Zone 29	82	86	0	0	121	267	448	246
Zone 30	46	28	0	0	36	25	91	80
Zone 31	14	15	0	0	72	88	297	395
Zone 32	63	57	0	7	208	96	741	363
Zone 33	15	8	0	7	51	34	291	55
Zone 34	27	53	0	6	59	71	154	138
Zone 35	21	22	0	10	110	106	209	154
Zone 36	66	40	0	0	343	196	196	817
Zone 37	74	40	0	4	151	36	449	93
Zone 38	29	12	0	7	40	12	79	76
Zone 39	104	135	0	0	160	161	138	891
Montréal CMA	951	895	6	41	4,938	4,418	5,493	5,473

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	2	0	3	0	0	0	5
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	142	5	0	8	142	13
Zone 7	7	0	95	21	0	0	102	21
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	0	12	0	0	0	14	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	10	2	0	0	20	0	30	2
Zone 13	0	0	4	6	7	0	11	6
Zone 14	10	6	0	0	0	0	10	6
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	1	20	0	6	0	26	1
Zone 17	0	4	0	418	0	136	0	558
Zone 18	0	0	20	8	4	16	24	24
Zone 19.1	2	0	0	0	0	9	2	9
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	3	0	3	0
Zone 21	3	2	0	0	0	0	3	2
Zone 22	6	0	0	0	0	0	6	0
Zone 23	4	3	0	0	35	162	39	165
Zone 24	17	9	0	370	32	3	49	382
Zone 25	3	15	0	0	0	49	3	64
Zone 26	18	47	0	18	14	5	32	70
Zone 27	29	30	0	0	7	9	36	39
Zone 28	31	23	67	12	25	19	123	54
Zone 29	51	67	8	45	58	31	117	143
Zone 30	11	16	0	0	3	10	14	26
Zone 31	21	27	0	3	50	10	71	40
Zone 32	21	10	35	13	48	88	104	111
Zone 33	8	5	0	12	1	0	9	17
Zone 34	11	22	0	6	53	12	64	40
Zone 35	38	57	25	17	24	36	87	110
Zone 36	20	35	36	26	139	681	195	742
Zone 37	20	20	3	18	12	37	35	75
Zone 38	5	8	0	3	3	15	8	26
Zone 39	16	25	0	0	6	0	22	25
Montréal CMA	366	436	467	1,008	550	1,336	1,383	2,780

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	4	3	3	3	40	1	47	7
Zone 2	2	0	0	0	0	3	2	3
Zone 3	2	2	188	0	120	181	310	183
Zone 4	22	20	0	3	3	0	25	23
Zone 5	18	3	57	6	10	16	85	25
Zone 6	10	0	172	200	51	147	233	347
Zone 7	18	28	158	144	70	75	264	254
Zone 8	3	5	0	20	4	0	7	25
Zone 9	0	0	0	0	0	0	0	0
Zone 10	9	6	12	0	66	0	87	6
Zone 11	0	0	113	15	15	12	128	27
Zone 12	34	36	92	52	35	57	254	145
Zone 13	1	4	63	101	316	11	380	116
Zone 14	58	39	50	112	46	0	154	151
Zone 15	7	6	0	0	0	0	7	6
Zone 16	1	3	106	7	25	25	132	35
Zone 17	0	7	1,166	1,609	668	394	1,920	2,024
Zone 18	0	0	37	53	35	74	126	127
Zone 19.1	6	1	85	18	19	9	110	28
Zone 19.2	0	0	5	203	0	0	5	203
Zone 20	0	0	6	0	3	12	9	12
Zone 21	16	28	9	19	138	0	163	47
Zone 22	46	34	159	40	0	0	205	74
Zone 23	51	44	555	91	220	195	826	330
Zone 24	46	77	145	442	53	100	244	619
Zone 25	54	76	42	0	0	70	96	146
Zone 26	192	142	91	97	71	385	354	624
Zone 27	256	235	185	82	279	164	720	481
Zone 28	203	128	155	125	123	238	481	491
Zone 29	310	353	122	270	448	246	880	869
Zone 30	92	82	40	42	91	80	223	204
Zone 31	152	158	70	88	297	397	519	643
Zone 32	140	143	219	111	741	372	1,100	626
Zone 33	66	74	60	42	291	62	417	178
Zone 34	92	92	84	92	154	144	330	328
Zone 35	286	305	119	110	209	164	614	579
Zone 36	198	140	345	205	197	817	740	1,162
Zone 37	143	142	190	46	449	97	782	285
Zone 38	90	90	34	20	81	83	205	193
Zone 39	331	307	158	219	140	891	629	1,417
Montréal CMA	2,959	2,813	5,095	4,687	5,508	5,522	13,813	13,043

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
August 2018	0	0.0	1	9.1	2	18.2	5	45.5	3	27.3	11	-	484,712
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	2	3.2	6	9.7	9	14.5	16	25.8	29	46.8	62	-	484,712
Year-to-date 2017	4	5.9	3	4.4	20	29.4	8	11.8	33	48.5	68	-	663,558
Laval													
August 2018	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	-	675,330
August 2017	1	9.1	1	9.1	3	27.3	2	18.2	4	36.4	11	-	-
Year-to-date 2018	0	0.0	8	20.0	9	22.5	7	17.5	16	40.0	40	-	675,330
Year-to-date 2017	2	3.7	3	5.6	14	25.9	15	27.8	20	37.0	54	-	733,233
North Shore													
August 2018	14	19.7	28	39.4	15	21.1	7	9.9	7	9.9	71	-	361,604
August 2017	31	30.4	35	34.3	24	23.5	11	10.8	1	1.0	102	310,000	337,938
Year-to-date 2018	102	18.7	214	39.3	141	25.9	56	10.3	32	5.9	545	422,500	362,588
Year-to-date 2017	161	31.0	186	35.8	111	21.3	48	9.2	14	2.7	520	310,000	358,781
South Shore													
August 2018	2	6.7	5	16.7	9	30.0	5	16.7	9	30.0	30	-	532,877
August 2017	5	10.4	17	35.4	10	20.8	5	10.4	11	22.9	48	-	-
Year-to-date 2018	24	8.1	66	22.3	91	30.7	45	15.2	70	23.6	296	-	571,403
Year-to-date 2017	41	12.3	86	25.9	90	27.1	57	17.2	58	17.5	332	-	492,322
Vaudreuil-Soulanges													
August 2018	0	0.0	4	30.8	7	53.8	2	15.4	0	0.0	13	-	-
August 2017	2	13.3	7	46.7	4	26.7	1	6.7	1	6.7	15	-	366,752
Year-to-date 2018	19	14.6	40	30.8	34	26.2	22	16.9	15	11.5	130	-	382,742
Year-to-date 2017	29	19.5	72	48.3	31	20.8	12	8.1	5	3.4	149	-	349,063
Montréal CMA													
August 2018	16	11.9	38	28.1	34	25.2	22	16.3	25	18.5	135	435,000	483,701
August 2017	39	21.9	60	33.7	41	23.0	19	10.7	19	10.7	178	385,000	417,685
Year-to-date 2018	147	13.7	334	31.1	284	26.5	146	13.6	162	15.1	1,073	415,000	462,013
Year-to-date 2017	237	21.1	350	31.2	266	23.7	140	12.5	130	11.6	1,123	395,000	433,790

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2018						
Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	663,558	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	484,712	-	n/a	484,712	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	675,330	-	n/a	675,330	733,233	-7.9
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	416,349	-	n/a	405,065	-	n/a
Zone 27	364,992	409,587	-10.9	395,525	395,050	0.1
Zone 28	-	-	n/a	-	482,921	n/a
Zone 29	340,842	248,770	37.0	310,376	294,433	5.4
Zone 30	-	-	n/a	-	271,044	n/a
Zone 31	-	329,359	n/a	325,305	312,766	4.0
Zone 32	-	-	n/a	-	520,302	n/a
Zone 33	-	-	n/a	-	335,306	n/a
Zone 34	505,226	-	n/a	473,608	494,818	-4.3
Zone 35	-	-	n/a	287,725	458,036	-37.2
Zone 36	567,440	-	n/a	781,965	711,306	9.9
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	375,819	n/a
Zone 39	-	366,752	n/a	382,742	349,063	9.6
Montréal CMA	483,701	417,685	15.8	462,013	433,790	6.5

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
August 2018	1,777	2,565	10,410	412,583	5.9	391,709	5.6
August 2017	1,685	2,552	11,758	388,156	7.0	375,491	6.6
% Change	5.5	0.5	-11.5	6.3	n/a	4.3	n/a
YTD 2018	18,776	25,891	11,872	390,424	5.1	n/a	n/a
YTD 2017	18,749	26,826	13,914	374,647	5.9	n/a	n/a
% Change	0.1	-3.5	-14.7	4.2	n/a	n/a	n/a
CONDOMINIUMS*							
August 2018	1,125	1,708	8,219	320,831	7.3	302,597	7.6
August 2017	1,004	1,850	10,896	296,777	10.9	289,904	10.6
% Change	12.1	-7.7	-24.6	8.1	n/a	4.4	n/a
YTD 2018	11,647	17,127	9,714	300,704	6.7	n/a	n/a
YTD 2017	10,252	19,054	12,200	289,924	9.5	n/a	n/a
% Change	13.6	-10.1	-20.4	3.7	n/a	n/a	n/a
PLEX*							
August 2018	318	504	2,224	551,656	7.0	529,853	6.3
August 2017	279	495	2,299	511,940	8.2	491,094	7.3
% Change	14.0	1.8	-3.3	7.8	n/a	7.9	n/a
YTD 2018	2,965	4,780	2,328	534,145	6.3	n/a	n/a
YTD 2017	2,858	4,624	2,522	497,265	7.1	n/a	n/a
% Change	3.7	3.4	-7.7	7.4	n/a	n/a	n/a
TOTAL							
August 2018	3,224	4,785	20,940	392,173	6.5	378,475	6.4
August 2017	2,972	4,907	25,054	368,511	8.4	358,812	8.0
% Change	8.5	-2.5	-16.4	6.4	n/a	5.5	n/a
YTD 2018	33,424	47,888	24,006	379,256	5.7	n/a	n/a
YTD 2017	31,888	50,610	28,729	359,750	7.2	n/a	n/a
% Change	4.8	-5.4	-16.4	5.4	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Quebec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
– Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14	102.4	129.4	2,187	6.1	67.6	906
	May	601	3.49	5.34	102.5	129.6	2,187	6.0	67.5	905
	June	601	3.49	5.34	103.5	129.5	2,188	6.0	67.4	910
	July	601	3.49	5.34	103.6	130.1	2,189	6.1	67.4	912
	August	601	3.49	5.34		130.0	2,187	6.0	67.2	923
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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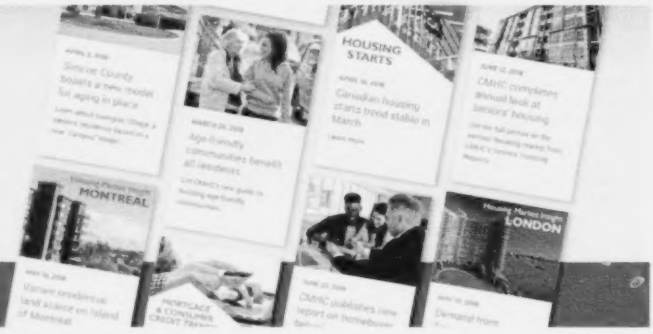

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